# HOUSING NOW

## Winnipeg CMA

Canada Mortgage and Housing Corporation

Date Released: January 2009

## New Home Market

### Total housing starts down 10.7 per cent

December 2008 recorded the highest number of housing starts for any December in 20 years. Both single-detached and multi-family starts outperformed the same month a year ago, with total starts reaching 252 units, up 98 per cent from 2007.

Not only were there a strong number of starts in December, but for the second year in a row, the Winnipeg Census Metropolitan Area (CMA) recorded more than 3,000 total housing starts. There were 3,009 foundations poured at the end of the year, down 11 per cent from 2007. Despite the modest decline, last year's tally still represents the second highest number of starts since 1988.

Figure 1

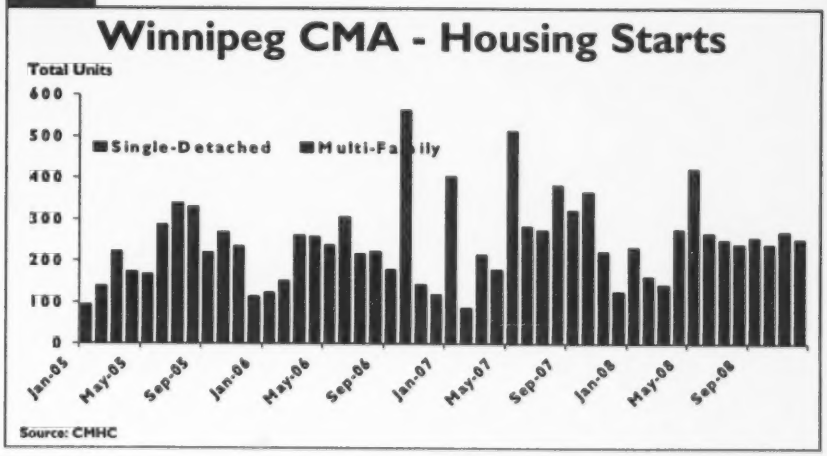



Table of contents


1 New Home Market
2 Resale Market
3 Economy
4 Map of Winnipeg
5 Housing Now Report Tables
11 Summary by Market
12-14 Starts
15-17 Completions
18-19 Absorptions
20 Average Price
21 MLS Activity
22 Economic Indicators



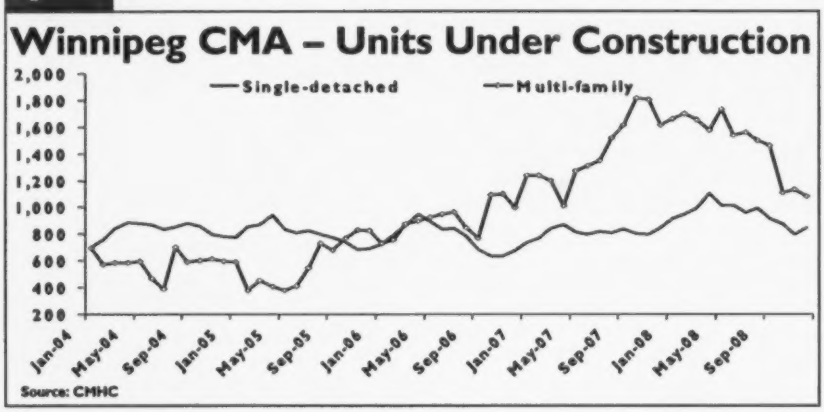
SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for **free**.


Canada

CMHC SCHL
HOME TO CANADIANS

Figure 2




Builders in the Winnipeg CMA started construction on 149 single-detached homes in December 2008, a 19 per cent increase from the previous year. This represents the highest level of production for any December since 1988. For the year, single-detached starts increased three per cent from 1,870 units in 2007 to 1,930 units in 2008. Demand for housing has been robust throughout 2008 with the economy creating jobs and attracting migrants to the province, but builders do not expect these conditions to continue into 2009.

Historically, multi-family construction tends to slow in December. However, this was not the case in 2008. December saw multi-family builders begin construction on 103 multiple units, well above the 10-year December average of 5.2 units. Despite the surge in multi-family construction in December, multi-family starts ended the year below 2007 levels with 1,079 starts. This represents a decline of 28 per cent. Nevertheless, multi-family starts exceeded 1,000 units for the third consecutive year, a level of activity not seen since the 1980`s.

In 2008, 67 per cent of the multi-family units started were condominiums, with 100 units starting in December. With the rapid rise in housing prices over the last couple of years, multi-family units have become an appealing alternative for first-time home buyers. The demand for rental accommodations has also been strong for the last five years as a historically high number of migrants have kept vacancy rates below two per cent. In October 2008, the vacancy rate reached a record low of one per cent. To the end of December, over 300 rental units were started in 2008. Although this is down from 2007, where a record 803 rental units started production, this does not represent a decline in demand for rental accommodations.

For all of 2008, 27 per cent of single-detached starts in the Winnipeg CMA occurred outside the city. There were 525 single-detached starts in the ten Rural Municipalities (RM) surrounding the capital region, down 1.1 per cent from the 531 units started in 2007. In the areas surrounding the city, there were no row or apartment units started and only 4 semi-detached units broke ground. Although the surrounding RM's experienced a modest decline in single-detached starts, production of single-detached units increased 4.9 per cent in the city of Winnipeg from 1,339 to 1,405 units. The RM of Springfield was the only RM that recorded over 100 starts in 2008 while the RM of St. Francois Xavier and Rosser reported three and two starts respectively.

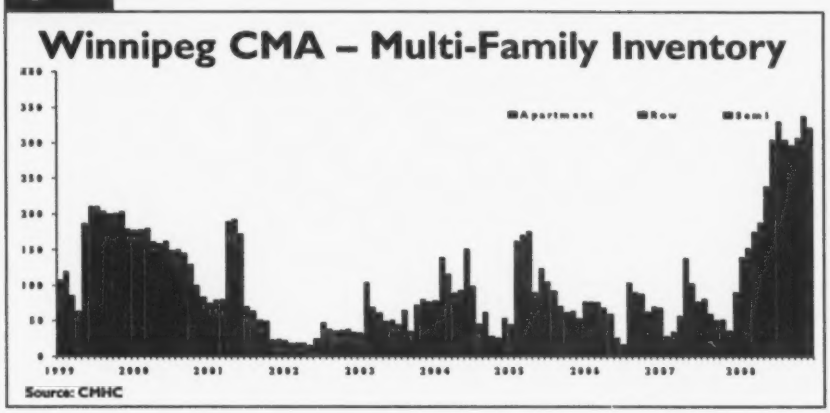
The supply of housing was at elevated levels at year-end, but down from a year ago. Supply includes units under construction as well as inventory, which are units that are completed and unsold. In December, there were over 2,500 units in supply with 76 per cent in the construction phase. With the strong number of completions in 2008, the number of units under construction declined and finished the year below 2,000 units, after reaching a 19 year high in May. Higher completions pushed inventory levels up, despite the up-tick in monthly absorptions. By the end of the year, there were 603 units in inventory, up 109 per cent over 2007.

## Resale Market

### MLS® market moving away from seller' market conditions

2008 will mark the fourth consecutive year that MLS sales have sur-

Figure 3




passed the 11,000 unit mark. Although demand for homes in Winnipeg has been strong, it is showing signs of slowing. Sales in that last three months of the year were down compared to a year earlier and on an annual basis were below 2007 levels. Despite the modest decline, sales in 2008 will be among the highest on record.

Active listings at year-end more than doubled since January after being at near record lows. With the rise in active listings, coupled with a modest decline in demand, the market has moved to balanced conditions. Since 2003, there has persistently been less than two months-of-supply in the resale market, characterizing a market favoring the seller. However, over the course of 2008 the duration of supply rose steadily. Buyers now have a wider selection of homes to choose from and are not under the same pressure to quickly make a decision as they were in 2007.

With pressure easing off buyers, average price growth has been moderating. In the beginning of 2008, the year-to-date average price was up by as much as 20 per cent. Since then, price growth has been slowing and finished the year in the low teens. In the last five years, the Winnipeg resale market had experienced double digit price growth. Since 2004, MLS prices have increased above 12 per cent per year. Seller's market conditions have helped support price growth, but as the market turns to more balanced levels, price growth is expected to ease.

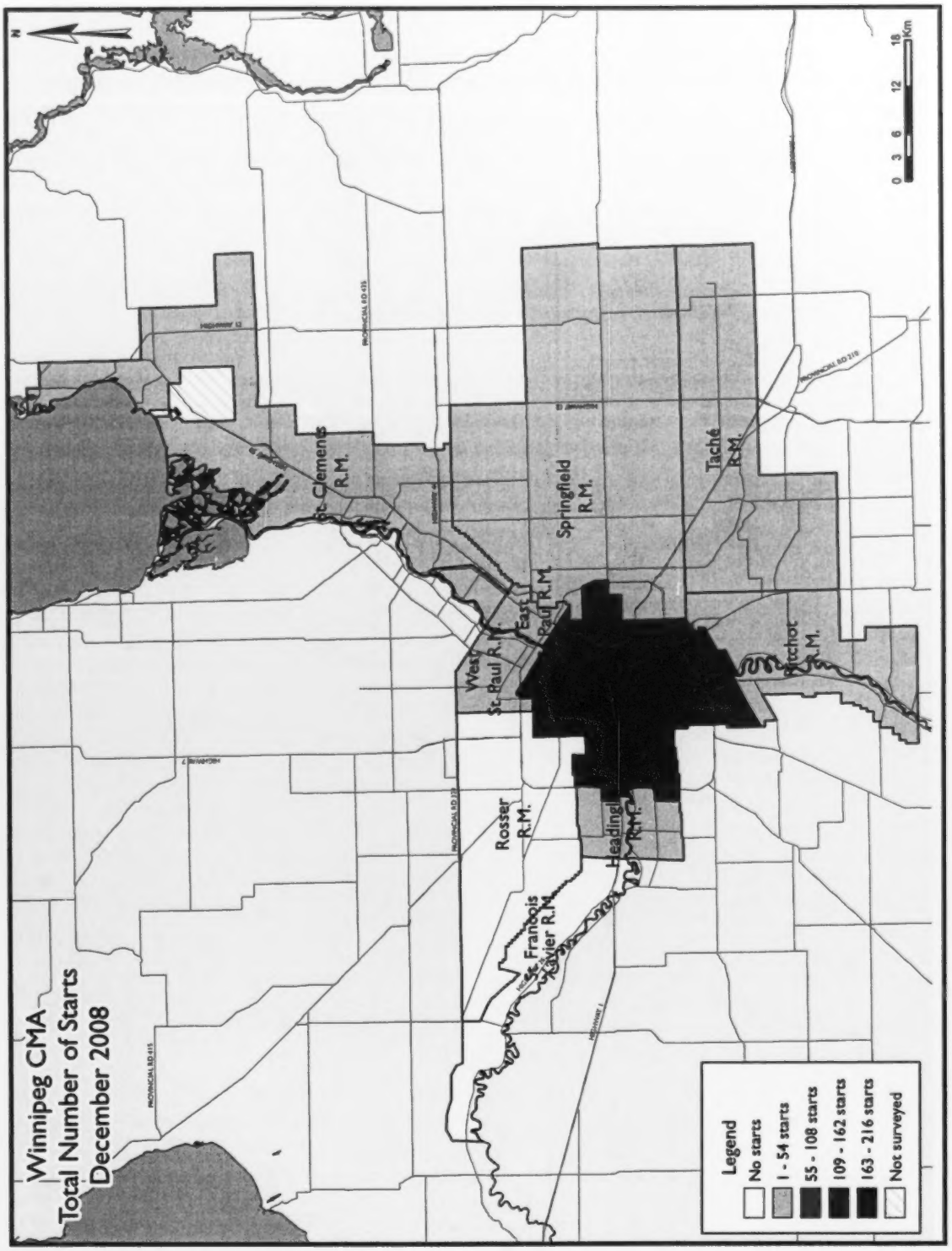
# Economy

## Construction sector leads employment growth

The Winnipeg economy continues to benefit from strong employment growth, although signs of a slowdown are on the horizon. In 2008, there were more than 5,000 jobs created, all of which were full-time in nature. Tight labour market conditions have pressured employers to fill full-time positions over part-time ones. The monthly average unemployment rate was below 4.5 per cent and the participation rate was consistently above 70 per cent, both outperforming the national average. Although job creation was positive, employment growth began to slow in the third quarter of 2008.

Employment in the goods-producing and service production sectors in Winnipeg saw an expansion in 2008. The construction industry was responsible for the majority of the job growth, fuelled by investments in residential and non-residential projects, while the manufacturing sector saw some losses. Wholesale and retail trade helped push employment growth in the service-producing sector. While the growth rate of sales has come down over the course of the year, the year-over-year increase reached as much as 16 per cent in the first half of 2008. As a result employers were busy finding staff to keep up with the increase in sales.

Manitoba's expanding economy and ample employment opportunities have been attracting migrants to the province. Data from the third quarter indicates that net migration has been positive, but all of the gains have been from international migrants. Interprovincial net migration, to date, has been negative for 2008, which is consistent with previous years. The Provincial Nominee Program, since it began in 2000, has been a major factor in successfully attracting international migrants to the province. Despite the promising gains in migration throughout 2008, it has not been enough to alleviate the tight labour market conditions.


Winnipeg CMA
Total Number of Starts
December 2008
Legend
No starts
1 - 54 starts
55 - 108 starts
109 - 162 starts
163 - 216 starts
Not surveyed
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
Headingley R.M.
Ste. Anne R.M.
Ritchot R.M.
Ste. Geneviève
Ste. Agathe
Ste. Anne
Ste. Marie
St. François Xavier R.M.
PROVINCIAL RD 415
PROVINCIAL RD 335
PROVINCIAL RD 210
PROVINCIAL RD 222
HIGHWAY 1
HIGHWAY 2
HIGHWAY 12
0 3 6 12 18 Km
N

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

## Table 1: Housing Activity Summary of Winnipeg CMA
December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| December 2008 | 149 | 0 | 0 | 0 | 44 | 56 | 0 | 3 | 252 |
| December 2007 | 120 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 127 |
| % Change | 24.2 | -100.0 | n/a | -100.0 | n/a | n/a | n/a | n/a | 98.4 |
| Year-to-date 2008 | 1,915 | 28 | 0 | 15 | 119 | 586 | 0 | 322 | 3,009 |
| Year-to-date 2007 | 1,836 | 10 | 0 | 32 | 90 | 600 | 11 | 792 | 3,371 |
| % Change | 4.3 | 180.0 | n/a | -53.1 | 32.2 | -2.3 | -100.0 | -59.3 | -10.7 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| December 2008 | 842 | 14 | 0 | 6 | 87 | 696 | 0 | 257 | 1,926 |
| December 2007 | 829 | 8 | 0 | 16 | 42 | 628 | 0 | 937 | 2,460 |
| % Change | 1.6 | 75.0 | n/a | -62.5 | 107.1 | 10.8 | n/a | -72.6 | -21.7 |
| **COMPLETIONS** | | | | | | | | | |
| December 2008 | 95 | 6 | 0 | 2 | 6 | 31 | 0 | 115 | 255 |
| December 2007 | 75 | 0 | 0 | 1 | 14 | 175 | 4 | 0 | 269 |
| % Change | 26.7 | n/a | n/a | 100.0 | -57.1 | -82.3 | -100.0 | n/a | -5.2 |
| Year-to-date 2008 | 1,892 | 22 | 0 | 35 | 75 | 455 | 0 | 1,064 | 3,543 |
| Year-to-date 2007 | 1,673 | 22 | 0 | 34 | 100 | 303 | 19 | 439 | 2,590 |
| % Change | 13.1 | 0.0 | n/a | 2.9 | -25.0 | 50.2 | -100.0 | 142.4 | 36.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| December 2008 | 271 | 6 | 0 | 10 | 12 | 130 | 0 | 174 | 603 |
| December 2007 | 196 | 3 | 0 | 3 | 8 | 75 | 4 | 5 | 294 |
| % Change | 38.3 | 100.0 | n/a | ** | 50.0 | 73.3 | -100.0 | ** | 105.1 |
| **ABSORBED** | | | | | | | | | |
| December 2008 | 113 | 0 | 0 | 4 | 8 | 22 | 0 | 124 | 271 |
| December 2007 | 123 | 1 | 0 | 2 | 13 | 121 | 0 | 0 | 260 |
| % Change | -8.1 | -100.0 | n/a | 100.0 | -38.5 | -81.8 | n/a | n/a | 4.2 |
| Year-to-date 2008 | 1,812 | 17 | 0 | 30 | 71 | 400 | 0 | 792 | 3,122 |
| Year-to-date 2007 | 1,668 | 19 | 0 | 33 | 100 | 252 | 15 | 445 | 2,532 |
| % Change | 8.6 | -10.5 | n/a | -9.1 | -29.0 | 58.7 | -100.0 | 78.0 | 23.3 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| December 2008 | 113 | 0 | 0 | 0 | 44 | 56 | 0 | 3 | 216 |
| December 2007 | 84 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 84 |
| **East St. Paul R.M.** | | | | | | | | | |
| December 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2007 | 2 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 5 |
| **Headingley R.M.** | | | | | | | | | |
| December 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2007 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 |
| **MacDonald R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Ritchot R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Rosser R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| December 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2007 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Springfield R.M.** | | | | | | | | | |
| December 2008 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| December 2007 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Tache R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **West St. Paul R.M.** | | | | | | | | | |
| December 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 149 | 0 | 0 | 0 | 44 | 56 | 0 | 3 | 252 |
| December 2007 | 120 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 127 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| December 2008 | 580 | 12 | 0 | 1 | 87 | 666 | 0 | 257 | 1,627 |
| December 2007 | 557 | 6 | 0 | 6 | 42 | 598 | 0 | 937 | 2,146 |
| **East St. Paul R.M.** | | | | | | | | | |
| December 2008 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| December 2007 | 21 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 27 |
| **Headingley R.M.** | | | | | | | | | |
| December 2008 | 25 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 28 |
| December 2007 | 27 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 31 |
| **Macdonald R.M.** | | | | | | | | | |
| December 2008 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| December 2007 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| **Ritchot R.M.** | | | | | | | | | |
| December 2008 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| December 2007 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Rosser R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **St. Clements R.M.** | | | | | | | | | |
| December 2008 | 45 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 75 |
| December 2007 | 47 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 77 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| December 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Springfield R.M.** | | | | | | | | | |
| December 2008 | 64 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 66 |
| December 2007 | 51 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 53 |
| **Taché R.M.** | | | | | | | | | |
| December 2008 | 44 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 46 |
| December 2007 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 |
| **West St. Paul R.M.** | | | | | | | | | |
| December 2008 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| December 2007 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 842 | 14 | 0 | 6 | 87 | 696 | 0 | 257 | 1,926 |
| December 2007 | 829 | 8 | 0 | 16 | 42 | 628 | 0 | 937 | 2,460 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| December 2008 | 61 | 6 | 0 | 0 | 6 | 31 | 0 | 115 | 219 |
| December 2007 | 40 | 0 | 0 | 1 | 14 | 145 | 0 | 0 | 200 |
| **East St. Paul R.M.** | | | | | | | | | |
| December 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Headingley R.M.** | | | | | | | | | |
| December 2008 | 3 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 5 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Rockwood R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 7 |
| **Rosser R.M.** | | | | | | | | | |
| December 2008 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **St. Clements R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| December 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| December 2007 | 7 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 37 |
| **Springfield R.M.** | | | | | | | | | |
| December 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Taché R.M.** | | | | | | | | | |
| December 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2007 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **West St. Paul R.M.** | | | | | | | | | |
| December 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2007 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 95 | 6 | 0 | 2 | 6 | 31 | 0 | 115 | 255 |
| December 2007 | 75 | 0 | 0 | 1 | 14 | 175 | 4 | 0 | 269 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| December 2008 | 204 | 4 | 0 | 0 | 11 | 130 | 0 | 174 | 523 |
| December 2007 | 157 | 3 | 0 | 1 | 7 | 73 | 0 | 5 | 246 |
| **East St. Paul R.M.** | | | | | | | | | |
| December 2008 | 17 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 25 |
| December 2007 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Headingley R.M.** | | | | | | | | | |
| December 2008 | 7 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 |
| December 2007 | 5 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 7 |
| **MacDonald R.M.** | | | | | | | | | |
| December 2008 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| December 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 5 |
| **Ritchot R.M.** | | | | | | | | | |
| December 2008 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| December 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Rosser R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **St. Clements R.M.** | | | | | | | | | |
| December 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 5 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| December 2008 | 9 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 10 |
| December 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Taché R.M.** | | | | | | | | | |
| December 2008 | 5 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 6 |
| December 2007 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 3 |
| **West St. Paul R.M.** | | | | | | | | | |
| December 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| December 2007 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 271 | 6 | 0 | 10 | 12 | 130 | 0 | 174 | 603 |
| December 2007 | 196 | 3 | 0 | 3 | 8 | 75 | 4 | 5 | 294 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
### December 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| December 2008 | 79 | 0 | 0 | 0 | 8 | 22 | 0 | 124 | 233 |
| December 2007 | 80 | 1 | 0 | 2 | 13 | 93 | 0 | 0 | 189 |
| **East St. Paul R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Headingley R.M.** | | | | | | | | | |
| December 2008 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 7 |
| December 2007 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **MacDonald R.M.** | | | | | | | | | |
| December 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Ritchot R.M.** | | | | | | | | | |
| December 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2007 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Rosser R.M.** | | | | | | | | | |
| December 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| December 2008 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| December 2007 | 6 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 34 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| December 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| December 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| December 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| December 2007 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Taché R.M.** | | | | | | | | | |
| December 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2007 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **West St. Paul R.M.** | | | | | | | | | |
| December 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2007 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Winnipeg CMA** | | | | | | | | | |
| December 2008 | 113 | 0 | 0 | 4 | 8 | 22 | 0 | 124 | 271 |
| December 2007 | 123 | 1 | 0 | 2 | 13 | 121 | 0 | 0 | 260 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### December 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | % Change |
| Winnipeg City | 113 | 84 | 4 | 0 | 40 | 0 | 59 | 0 | 216 | 84 | 157.1 |
| East St. Paul R.M. | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Headingley R.M. | 7 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 3 | 133.3 |
| MacDonald R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Ritchot R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 5 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 7 | -28.6 |
| St. Francois Xavier R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Springfield R.M. | 13 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 13 | 7 | 85.7 |
| Tache R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| West St. Paul R.M. | 4 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 12 | -66.7 |
| Winnipeg CMA | 149 | 125 | 4 | 2 | 40 | 0 | 59 | 0 | 252 | 127 | 98.4 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - December 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| Winnipeg City | 1,405 | 1,339 | 30 | 10 | 113 | 81 | 932 | 1,332 | 2,480 | 2,762 | -10.2 |
| East St. Paul R.M. | 53 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 49 | 8.2 |
| Headingley R.M. | 59 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 73 | -19.2 |
| MacDonald R.M. | 52 | 45 | 0 | 4 | 0 | 0 | 0 | 0 | 52 | 49 | 6.1 |
| Ritchot R.M. | 39 | 48 | 2 | 0 | 0 | 0 | 0 | 0 | 41 | 48 | -14.6 |
| Rosser R.M. | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | -33.3 |
| St. Clements R.M. | 68 | 75 | 0 | 0 | 0 | 0 | 0 | 60 | 68 | 135 | -49.6 |
| St. Francois Xavier R.M. | 3 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 7 | -57.1 |
| Springfield R.M. | 124 | 109 | 0 | 2 | 0 | 0 | 0 | 0 | 124 | 111 | 11.7 |
| Tache R.M. | 82 | 60 | 2 | 0 | 0 | 12 | 0 | 0 | 84 | 72 | 16.7 |
| West St. Paul R.M. | 43 | 62 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 62 | -30.6 |
| Winnipeg CMA | 1,930 | 1,870 | 34 | 16 | 113 | 93 | 932 | 1,392 | 3,009 | 3,371 | -10.7 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## December 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 |
| Winnipeg City | 40 | 0 | 0 | 0 | 56 | 0 | 3 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 40 | 0 | 0 | 0 | 56 | 0 | 3 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - December 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 113 | 81 | 0 | 0 | 586 | 540 | 322 | 792 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 9 | 0 | 3 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 113 | 90 | 0 | 3 | 586 | 600 | 322 | 792 |

Source: CMHC (Starts and Completions Survey)

## Table 2.4: Starts by Submarket and by Intended Market
### December 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 |
| Winnipeg City | 113 | 84 | 100 | 0 | 3 | 0 | 216 | 84 |
| East St. Paul R.M. | 1 | 2 | 0 | 3 | 0 | 0 | 1 | 5 |
| Headingley R.M. | 7 | 1 | 0 | 2 | 0 | 0 | 7 | 3 |
| MacDonald R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Ritchot R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 5 | 7 | 0 | 0 | 0 | 0 | 5 | 7 |
| St. Francois Xavier R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Springfield R.M. | 13 | 7 | 0 | 0 | 0 | 0 | 13 | 7 |
| Tache R.M. | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| West St. Paul R.M. | 4 | 12 | 0 | 0 | 0 | 0 | 4 | 12 |
| Winnipeg CMA | 145 | 122 | 100 | 5 | 3 | 0 | 357 | 127 |

## Table 2.5: Starts by Submarket and by Intended Market
### January - December 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 1,428 | 1,332 | 706 | 636 | 322 | 794 | 2,480 | 2,762 |
| East St. Paul R.M. | 49 | 43 | 4 | 6 | 0 | 0 | 53 | 49 |
| Headingley R.M. | 52 | 62 | 7 | 11 | 0 | 0 | 59 | 73 |
| MacDonald R.M. | 52 | 45 | 0 | 0 | 0 | 4 | 52 | 49 |
| Ritchot R.M. | 41 | 48 | 0 | 0 | 0 | 0 | 41 | 48 |
| Rosser R.M. | 2 | 3 | 0 | 0 | 0 | 0 | 2 | 3 |
| St. Clements R.M. | 68 | 75 | 0 | 60 | 0 | 0 | 68 | 135 |
| St. Francois Xavier R.M. | 3 | 7 | 0 | 0 | 0 | 0 | 3 | 7 |
| Springfield R.M. | 121 | 109 | 3 | 0 | 0 | 2 | 124 | 111 |
| Tache R.M. | 84 | 60 | 0 | 9 | 0 | 3 | 84 | 72 |
| West St. Paul R.M. | 43 | 62 | 0 | 0 | 0 | 0 | 43 | 62 |
| Winnipeg CMA | 1,943 | 1,846 | 720 | 722 | 322 | 803 | 3,009 | 3,371 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### December 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | % Change |
| Winnipeg City | 61 | 41 | 6 | 0 | 6 | 14 | 146 | 145 | 219 | 200 | 9.5 |
| East St. Paul R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Headingley R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| MacDonald R.M. | 2 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 7 | -71.4 |
| Ritchot R.M. | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 30 | 6 | 37 | -83.8 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Springfield R.M. | 7 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 12 | -41.7 |
| Tache R.M. | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 3 | 100.0 |
| West St. Paul R.M. | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Winnipeg CMA | 97 | 76 | 6 | 4 | 6 | 14 | 146 | 175 | 255 | 269 | -5.2 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - December 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | % Change |
| Winnipeg City | 1,387 | 1,273 | 18 | 36 | 75 | 77 | 1,519 | 712 | 2,999 | 2,098 | 42.9 |
| East St. Paul R.M. | 62 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 62 | 29 | 113.8 |
| Headingley R.M. | 62 | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 62 | 61 | 1.6 |
| MacDonald R.M. | 61 | 28 | 0 | 4 | 0 | 0 | 0 | 0 | 61 | 32 | 90.6 |
| Ritchot R.M. | 37 | 46 | 2 | 0 | 0 | 0 | 0 | 0 | 39 | 46 | -15.2 |
| Rosser R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| St. Clements R.M. | 70 | 58 | 0 | 0 | 0 | 0 | 0 | 30 | 70 | 88 | -20.5 |
| St. Francois Xavier R.M. | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 5 | -20.0 |
| Springfield R.M. | 109 | 97 | 2 | 0 | 0 | 0 | 0 | 0 | 111 | 97 | 14.4 |
| Tache R.M. | 74 | 50 | 0 | 0 | 0 | 24 | 0 | 0 | 74 | 74 | 0.0 |
| West St. Paul R.M. | 58 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 58 | 60 | -3.3 |
| Winnipeg CMA | 1,927 | 1,707 | 22 | 40 | 75 | 101 | 1,519 | 742 | 3,543 | 2,590 | 36.8 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 |
| Winnipeg City | 6 | 14 | 0 | 0 | 31 | 145 | 115 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 6 | 14 | 0 | 0 | 31 | 175 | 115 | 0 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2008

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 75 | 77 | 0 | 0 | 455 | 273 | 1,064 | 439 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 9 | 0 | 15 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Winnipeg CMA | 75 | 86 | 0 | 15 | 455 | 303 | 1,064 | 439 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
December 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 | Dec 2008 | Dec 2007 |
| Winnipeg City | 67 | 40 | 37 | 160 | 115 | 0 | 219 | 200 |
| East St. Paul R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Headingley R.M. | 3 | 0 | 2 | 0 | 0 | 0 | 5 | 0 |
| MacDonald R.M. | 2 | 3 | 0 | 0 | 0 | 4 | 2 | 7 |
| Ritchot R.M. | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 6 | 7 | 0 | 30 | 0 | 0 | 6 | 37 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Springfield R.M. | 7 | 12 | 0 | 0 | 0 | 0 | 7 | 12 |
| Tache R.M. | 6 | 3 | 0 | 0 | 0 | 0 | 6 | 3 |
| West St. Paul R.M. | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Winnipeg CMA | 101 | 75 | 39 | 190 | 115 | 4 | 255 | 269 |

## Table 3.5: Completions by Submarket and by Intended Market
January - December 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Winnipeg City | 1,399 | 1,273 | 536 | 386 | 1,064 | 439 | 2,999 | 2,098 |
| East St. Paul R.M. | 52 | 29 | 10 | 0 | 0 | 0 | 62 | 29 |
| Headingley R.M. | 44 | 49 | 18 | 12 | 0 | 0 | 62 | 61 |
| MacDonald R.M. | 61 | 28 | 0 | 0 | 0 | 4 | 61 | 32 |
| Ritchot R.M. | 39 | 46 | 0 | 0 | 0 | 0 | 39 | 46 |
| Rosser R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| St. Clements R.M. | 70 | 58 | 0 | 30 | 0 | 0 | 70 | 88 |
| St. Francois Xavier R.M. | 4 | 5 | 0 | 0 | 0 | 0 | 4 | 5 |
| Springfield R.M. | 110 | 97 | 1 | 0 | 0 | 0 | 111 | 97 |
| Tache R.M. | 74 | 50 | 0 | 9 | 0 | 15 | 74 | 74 |
| West St. Paul R.M. | 58 | 60 | 0 | 0 | 0 | 0 | 58 | 60 |
| Winnipeg CMA | 1,911 | 1,695 | 565 | 437 | 1,064 | 458 | 3,541 | 2,590 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### December 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $224,999 | | $225,000 - $274,999 | | $275,000 - $324,999 | | $325,000 - $374,999 | | $375,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Winnipeg City** | | | | | | | | | | | | | |
| December 2008 | 12 | 15.2 | 15 | 19.0 | 20 | 25.3 | 12 | 15.2 | 20 | 25.3 | 79 | 304,707 | 347,716 |
| December 2007 | 11 | 13.4 | 28 | 34.1 | 18 | 22.0 | 18 | 22.0 | 7 | 8.5 | 82 | 277,874 | 290,279 |
| Year-to-date 2008 | 122 | 9.1 | 276 | 20.6 | 401 | 30.0 | 225 | 16.8 | 314 | 23.5 | 1,338 | 308,127 | 335,915 |
| Year-to-date 2007 | 246 | 19.3 | 358 | 28.1 | 336 | 26.4 | 158 | 12.4 | 177 | 13.9 | 1,275 | 277,000 | 294,911 |
| **East St. Paul R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| December 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 1 | 2.2 | 2 | 4.4 | 6 | 13.3 | 36 | 80.0 | 45 | 510,896 | 512,497 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 2 | 8.0 | 5 | 20.0 | 18 | 72.0 | 25 | 434,000 | 453,162 |
| **Headingley R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 71.4 | 2 | 28.6 | 7 | -- | -- |
| December 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 7 | 11.5 | 3 | 4.9 | 26 | 42.6 | 25 | 41.0 | 61 | 357,700 | 425,564 |
| Year-to-date 2007 | 0 | 0.0 | 10 | 16.9 | 12 | 20.3 | 12 | 20.3 | 25 | 42.4 | 59 | 357,000 | 397,227 |
| **MacDonald R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| December 2007 | 2 | 50.0 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2008 | 3 | 5.9 | 11 | 21.6 | 14 | 27.5 | 14 | 27.5 | 9 | 17.6 | 51 | 305,900 | 340,066 |
| Year-to-date 2007 | 3 | 11.1 | 7 | 25.9 | 7 | 25.9 | 2 | 7.4 | 8 | 29.6 | 27 | 300,600 | 346,784 |
| **Ritchot R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 3 | -- | -- |
| December 2007 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 1 | 25.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2008 | 1 | 3.0 | 4 | 12.1 | 12 | 36.4 | 5 | 15.2 | 11 | 33.3 | 33 | 314,450 | 353,130 |
| Year-to-date 2007 | 3 | 6.4 | 8 | 17.0 | 11 | 23.4 | 11 | 23.4 | 14 | 29.8 | 47 | 327,075 | 329,163 |
| **Rosser R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 2 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 4 | -- | -- |
| Year-to-date 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Clements R.M.** | | | | | | | | | | | | | |
| December 2008 | 1 | 14.3 | 1 | 14.3 | 0 | 0.0 | 2 | 28.6 | 3 | 42.9 | 7 | -- | -- |
| December 2007 | 2 | 33.3 | 0 | 0.0 | 1 | 16.7 | 2 | 33.3 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2008 | 11 | 15.9 | 9 | 13.0 | 19 | 27.5 | 13 | 18.8 | 17 | 24.6 | 69 | 300,000 | 311,146 |
| Year-to-date 2007 | 16 | 28.6 | 3 | 5.4 | 14 | 25.0 | 12 | 21.4 | 11 | 19.6 | 56 | 300,000 | 292,162 |
| **St. Francois Xavier R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| December 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 2 | 50.0 | 0 | 0.0 | 2 | 50.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2007 | 0 | 0.0 | 1 | 20.0 | 3 | 60.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### December 2008

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $224,999 | | $225,000 - $274,999 | | $275,000 - $324,999 | | $325,000 - $374,999 | | $375,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Springfield R.M.** | | | | | | | | | | | | | |
| December 2008 | 2 | 25.0 | 2 | 25.0 | 3 | 37.5 | 0 | 0.0 | 1 | 12.5 | 8 | -- | -- |
| December 2007 | 1 | 6.7 | 2 | 13.3 | 6 | 40.0 | 2 | 13.3 | 4 | 26.7 | 15 | 300,000 | 322,569 |
| Year-to-date 2008 | 6 | 5.7 | 17 | 16.2 | 26 | 24.8 | 27 | 25.7 | 29 | 27.6 | 105 | 327,770 | 335,254 |
| Year-to-date 2007 | 11 | 11.6 | 20 | 21.1 | 36 | 37.9 | 12 | 12.6 | 16 | 16.8 | 95 | 292,060 | 308,968 |
| **Taché R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 3 | 75.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 4 | -- | -- |
| December 2007 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2008 | 3 | 4.2 | 24 | 33.8 | 23 | 32.4 | 13 | 18.3 | 8 | 11.3 | 71 | 293,000 | 303,042 |
| Year-to-date 2007 | 8 | 15.4 | 20 | 38.5 | 13 | 25.0 | 7 | 13.5 | 4 | 7.7 | 52 | 273,113 | 280,975 |
| **West St. Paul R.M.** | | | | | | | | | | | | | |
| December 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| December 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 5 | 83.3 | 6 | -- | -- |
| Year-to-date 2008 | 5 | 8.2 | 8 | 13.1 | 5 | 8.2 | 21 | 34.4 | 22 | 36.1 | 61 | 349,900 | 387,720 |
| Year-to-date 2007 | 1 | 1.7 | 3 | 5.0 | 15 | 25.0 | 14 | 23.3 | 27 | 45.0 | 60 | 335,000 | 385,940 |
| **Winnipeg CMA** | | | | | | | | | | | | | |
| December 2008 | 15 | 12.8 | 23 | 19.7 | 24 | 20.5 | 24 | 20.5 | 31 | 26.5 | 117 | 314,000 | 349,205 |
| December 2007 | 16 | 12.8 | 32 | 25.6 | 29 | 23.2 | 26 | 20.8 | 22 | 17.6 | 125 | 294,840 | 311,857 |
| Year-to-date 2008 | 153 | 8.3 | 359 | 19.5 | 505 | 27.4 | 352 | 19.1 | 473 | 25.7 | 1,842 | 311,443 | 342,885 |
| Year-to-date 2007 | 288 | 16.9 | 430 | 25.3 | 449 | 26.4 | 233 | 13.7 | 301 | 17.7 | 1,701 | 286,285 | 306,080 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>December 2008 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Dec 2008 | Dec 2007 | % Change | YTD 2008 | YTD 2007 | % Change |
| Winnipeg City | 347,716 | 290,279 | 19.8 | 335,915 | 294,911 | 13.9 |
| East St. Paul R.M. | -- | -- | n/a | 512,497 | 453,162 | 13.1 |
| Headingley R.M. | -- | -- | n/a | 425,564 | 397,227 | 7.1 |
| MacDonald R.M. | -- | -- | n/a | 340,066 | 346,784 | -1.9 |
| Ritchot R.M. | -- | -- | n/a | 353,130 | 329,163 | 7.3 |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | 311,146 | 292,162 | 6.5 |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | -- | 322,569 | n/a | 335,254 | 308,968 | 8.5 |
| Tache R.M. | -- | -- | n/a | 303,042 | 280,975 | 7.9 |
| West St. Paul R.M. | -- | -- | n/a | 387,720 | 385,940 | 0.5 |
| Winnipeg CMA | 349,205 | 311,857 | 12.0 | 342,986 | 306,080 | 12.0 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Winnipeg
### December 2008

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2007 | January | 517 | 1.8 | 961 | 847 | 1,224 | 78.5 | 151,299 | 5.7 | 158,931 |
| | February | 735 | -2.8 | 1,001 | 904 | 1,235 | 81.1 | 164,760 | 12.4 | 170,176 |
| | March | 1,080 | 11.7 | 1,121 | 1,342 | 1,316 | 85.2 | 158,877 | 6.6 | 156,741 |
| | April | 1,156 | 11.6 | 999 | 1,567 | 1,243 | 80.4 | 174,973 | 7.6 | 164,990 |
| | May | 1,563 | 11.4 | 1,053 | 1,780 | 1,215 | 86.7 | 184,651 | 15.6 | 174,963 |
| | June | 1,469 | 4.2 | 1,036 | 1,671 | 1,220 | 84.9 | 185,447 | 16.1 | 179,110 |
| | July | 1,192 | 6.0 | 985 | 1,259 | 1,085 | 90.8 | 174,942 | 14.4 | 174,423 |
| | August | 1,178 | 4.0 | 989 | 1,455 | 1,225 | 80.7 | 169,600 | 12.1 | 177,185 |
| | September | 1,001 | 3.0 | 1,039 | 1,329 | 1,210 | 85.9 | 171,943 | 13.3 | 178,180 |
| | October | 1,131 | 17.8 | 1,092 | 1,220 | 1,209 | 90.3 | 178,756 | 15.5 | 180,984 |
| | November | 821 | 5.5 | 1,069 | 753 | 1,179 | 90.7 | 179,148 | 16.9 | 194,503 |
| | December | 476 | -13.0 | 974 | 363 | 1,129 | 86.3 | 172,474 | 6.8 | 179,525 |
| 2008 | January | 520 | 0.6 | 1,015 | 797 | 1,222 | 83.1 | 174,902 | 15.6 | 186,644 |
| | February | 714 | -2.9 | 952 | 899 | 1,206 | 78.9 | 183,665 | 11.5 | 191,848 |
| | March | 918 | -15.0 | 993 | 1,300 | 1,245 | 79.8 | 203,504 | 28.1 | 200,214 |
| | April | 1,247 | 7.9 | 1,047 | 1,624 | 1,301 | 80.5 | 209,832 | 19.9 | 200,135 |
| | May | 1,474 | -5.7 | 1,038 | 1,907 | 1,327 | 78.2 | 210,901 | 14.2 | 202,229 |
| | June | 1,484 | 1.0 | 1,033 | 1,961 | 1,345 | 76.8 | 206,326 | 11.3 | 197,754 |
| | July | 1,344 | 12.8 | 1,080 | 1,672 | 1,412 | 76.5 | 195,965 | 12.0 | 198,470 |
| | August | 1,100 | -6.6 | 1,011 | 1,446 | 1,325 | 76.3 | 190,978 | 12.6 | 200,869 |
| | September | 1,028 | 2.7 | 971 | 1,627 | 1,374 | 70.7 | 191,179 | 11.2 | 198,028 |
| | October | 933 | -17.5 | 928 | 1,459 | 1,442 | 64.4 | 190,374 | 6.5 | 196,824 |
| | November | 620 | -24.5 | 886 | 892 | 1,453 | 61.0 | 182,286 | 1.8 | 198,212 |
| | December | 472 | -0.8 | 900 | 466 | 1,398 | 64.4 | 182,813 | 6.0 | 191,022 |
| | | | | | | | | | | |
| | Q4 2007 | 2,428 | 6.3 | | 2,336 | | | 177,657 | 14.0 | |
| | Q4 2008 | 2,025 | -16.6 | | 2,817 | | | 186,135 | 4.8 | |
| | | | | | | | | | | |
| | YTD 2007 | 12,319 | 6.3 | | 14,490 | | | 174,201 | 12.7 | |
| | YTD 2008 | 11,854 | -3.8 | | 16,050 | | | 196,940 | 13.1 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## December 2008

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 1997=100 | CPI, 2002 =100 | Winnipeg Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2007 | January | 679 | 6.50 | 6.65 | 149.7 | 109.0 | 383 | 5.1 | 70.3 | 668 |
| | February | 679 | 6.50 | 6.65 | 150.7 | 109.4 | 384 | 4.9 | 70.4 | 671 |
| | March | 669 | 6.40 | 6.49 | 151.6 | 110.3 | 387 | 4.7 | 70.8 | 672 |
| | April | 678 | 6.60 | 6.64 | 152.0 | 110.8 | 389 | 4.7 | 71.0 | 671 |
| | May | 709 | 6.85 | 7.14 | 153.1 | 111.4 | 390 | 4.9 | 71.4 | 674 |
| | June | 715 | 7.05 | 7.24 | 161.1 | 111.3 | 390 | 5.0 | 71.3 | 683 |
| | July | 715 | 7.05 | 7.24 | 168.1 | 111.9 | 391 | 4.6 | 71.1 | 690 |
| | August | 715 | 7.05 | 7.24 | 168.9 | 111.1 | 391 | 4.2 | 70.8 | 697 |
| | September | 712 | 7.05 | 7.19 | 170.3 | 111.6 | 391 | 4.2 | 70.7 | 700 |
| | October | 728 | 7.25 | 7.44 | 170.3 | 110.9 | 392 | 4.4 | 70.9 | 701 |
| | November | 725 | 7.20 | 7.39 | 171.2 | 110.7 | 393 | 4.6 | 71.3 | 701 |
| | December | 734 | 7.35 | 7.54 | 171.4 | 110.7 | 394 | 4.7 | 71.4 | 699 |
| 2008 | January | 725 | 7.35 | 7.39 | 172.5 | 110.7 | 395 | 4.5 | 71.4 | 701 |
| | February | 718 | 7.25 | 7.29 | 172.6 | 111.1 | 395 | 4.4 | 71.1 | 708 |
| | March | 712 | 7.15 | 7.19 | 174.3 | 111.7 | 396 | 4.1 | 71.1 | 714 |
| | April | 700 | 6.95 | 6.99 | 174.5 | 112.6 | 398 | 4.1 | 71.4 | 715 |
| | May | 679 | 6.15 | 6.65 | 177.7 | 113.4 | 398 | 4.1 | 71.4 | 714 |
| | June | 710 | 6.95 | 7.15 | 179.6 | 114.2 | 399 | 4.1 | 71.4 | 715 |
| | July | 710 | 6.95 | 7.15 | 179.9 | 114.8 | 397 | 4.2 | 70.9 | 718 |
| | August | 691 | 6.65 | 6.85 | 180.2 | 114.9 | 396 | 4.2 | 70.7 | 722 |
| | September | 691 | 6.65 | 6.85 | 180.8 | 115.0 | 394 | 4.4 | 70.5 | 721 |
| | October | 713 | 6.35 | 7.20 | 181.4 | 114.2 | 393 | 4.6 | 70.3 | 720 |
| | November | 713 | 6.35 | 7.20 | 181.4 | 113.6 | 394 | 4.6 | 70.3 | 714 |
| | December | 685 | 5.60 | 6.75 | | 112.9 | 395 | 4.5 | 70.4 | 714 |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

# CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# STAY ON TOP OF THE HOUSING MARKET

**Enhance your decision-making with the latest information on Canadian housing trends and opportunities.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities — starts, rents, vacancy rates and much more.

**Free reports available on-line:**

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

**Free regional reports also available:**

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

**Get the market intelligence you need today!**
**Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.**

**EQuilibrium™: Healthy Housing for a Healthy Environment**

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.

64191_2009_M01